

OK

23106

## WARRANTY DEED

Vol. m90 Page 23697

KNOW ALL MEN BY THESE PRESENTS, That Gene Rector and Darl A. Rector, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Bly Mountain Enterprises

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lots 8, 9 and 11, Block 120, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 Unit, PLAT NO. 4, in the county of Klamath, State of Oregon.

Subject to:

1. Conditions, restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4.
2. Subject to Rules and Regulations of Fire Patrol District.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: July 21, 1965 Book: M-65 Page: 165

Said Covenants, conditions and Restrictions set forth above contain, among other things, levies, assessments of Highway 66 Unit Road Maintenance Homeowners Association.

4. The By-Laws, including the terms and provisions thereof: For: Highway 66 Unit 4 Road Maintenance Association Recorded: May 22, 1974 Book M-74 Page 6382

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that

5. Notice of Road Maintenance Assessment and Dues executed by Klamath Falls Forest Estates Unit 4, Road Maintenance Association. Dated: December 7, 1986 Book M-86 Page 22553

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.036.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Klamath

November 9, 1990

Personally appeared the above named

Gene Rector and Darl A. Rector

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Aug 24, 1993

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Gene Rector and Darl A. Rector

8212 Teare Lane  
Bonanza, Or. 97623

GRANTOR'S NAME AND ADDRESS

Bly Mountain Enterprises

P.O. Box 27

Dairy, Or. 97625

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bly Mountain Enterprises

P.O. Box 27

Dairy, Or. 97625

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Bly Mountain Enterprises

P.O. Box 27

Dairy, Or. 97625

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of Nov., 1990, at 12:31 o'clock PM., and recorded in book/reel/volume No. M90 on page 23697 or as fee/file/instrument/microfilm/reception No. 23106, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Madeline Depuy Deputy

Fee \$28.00

SPACE RESERVED  
FOR  
RECORDER'S USE